



R06-17-A-015

20 December 2016

Mr. Paul Johnson
U.S. EPA Region 6
1445 Ross Ave. Suite 1200 (6SF-VB)
Dallas, TX 75202

Subject: City of Fort Worth Brownfields Assessment Grant

Dear Mr. Johnson:

The City of Fort Worth is pleased to submit the enclosed application to the United States Environmental Protection Agency (U.S. EPA) for a Brownfields Community-Wide Assessment Grant as part of the FY17 Guidelines for Brownfields Assessment Grants competition. The City is requesting \$300,000 to inventory brownfield sites, update an existing brownfields database, complete Phase I and Phase II Environmental Site Assessments and prepare cleanup plans for the assessed sites during the three year project period.

The City of Fort Worth is a rapidly growing large city of approximately 350 square miles with a population of 833,319 in 2015. Fort Worth's Brownfields Economic Redevelopment Program has identified over 400 potential brownfield sites, approximately 50% of which are located in the target area; the downtown core and surrounding area. The target area is characterized by a high percentage of minority residents (84.42%), high poverty rate (31.42%) and low educational attainment level. Currently, the area is impacted by many active and abandoned industrial sites, active railroad, and several commercial and residential areas that suffer from a lack of investment. Due to the presence of industrial activity, hazardous materials, chemicals, and metals have resulted in potential adverse environmental impacts which negatively affect land use and redevelopment efforts and contributing to the urgent need for assessment and remediation.

Addressing environmental and welfare concerns in the project area through brownfields assessment and redevelopment allows Fort Worth to continue its revitalization efforts which support the growth of an urban community while improving the environment, human health, and quality of life for its residents.



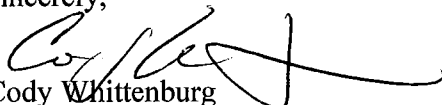
CODE COMPLIANCE DEPARTMENT
ENVIRONMENTAL DIVISION

THE CITY OF FORT WORTH ★ 1000 THROCKMORTON STREET ★ FORT WORTH, TEXAS 76102-6311
817-392-6088 ★ FAX 817-392-6359 ★ www.fortworthtexas.gov

Required Information	
a) Applicant Identification	City of Fort Worth 1000 Throckmorton Street Fort Worth, Texas 76102
b) Funding Requested	i. Grant Type: Assessment
	ii. Assessment Grant Type: Community-Wide
	iii. Federal Funds Requested: \$300,000 \$150,000 for Hazardous Substances \$150,000 for Petroleum
	iv. Contamination: Hazardous Substances and Petroleum
c) Location	Fort Worth, Tarrant County, Texas
d) Property Information for Site-Specific Proposals	Not Applicable
e) Contacts	i. Project Director Cody Whittenburg, Environmental Program Manager 1000 Throckmorton Street Fort Worth, Texas 76102 817-392-5455 Cody.whittenburg@fortworthtexas.gov
	ii. Chief Executive/Highest Ranking Elected Official Betsy Price, Mayor 1000 Throckmorton Street Fort Worth, Texas 76102 817-392-6118 Betsy.price@fortworthtexas.gov
f) Population	i. General Population: 833,319
	ii. If non-municipal government: Not Applicable
	iii. Persistent Poverty: No, less than 20% of population has lived in poverty over the past 30 years.
g) Regional Priorities Form/Other Factors Checklist	See Cover Letter Attachment 1
h) Letter from the State Environmental Authority	See Cover Letter Attachment 2

If you have any questions related to the City of Fort Worth's proposal, please contact me at your earliest convenience.

Sincerely,


Cody Whittenburg
Environmental Program Manager

Cover Letter Attachment 1
Regional Priorities Form/Other Factors Checklist

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Fort Worth

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Assistance to communities that have limited in-house capacity to manage brownfields projects.

Page Number(s): Pages 5 and 6

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	X
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	

<p>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

Cover Letter Attachment 2

Letter from the State Environmental Authority

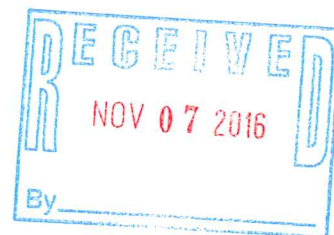
Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 28, 2016



Ms. Sarah Wallace, Environmental Specialist
City of Fort Worth
1000 Throckmorton Street
Fort Worth, Texas 76102

Re: City of Fort Worth's Proposals for a U.S. Environmental Protection Agency FY17
Brownfields Assessment Grant (OLEM-OBLR-16-08)

Dear Ms. Wallace:

The Texas Commission on Environmental Quality (TCEQ) is pleased to offer this letter of support for the City of Fort Worth's proposals to the U.S. EPA for a FY17 Brownfields Assessment Grant. The TCEQ believes that the grant will significantly benefit the City of Fort Worth by enhancing the local economy, increasing the tax base and improving the environment.

The TCEQ looks forward to working with the City of Fort Worth on its Brownfields initiative and supports the grant application. You may contact me at 512-239-2252 or Kristian.livingston@tceq.texas.gov if you have any questions or if you would like additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristy Mauricio Livingston".

Fol: Kristy Mauricio Livingston, Brownfields Program Manager
VCP-CA Section
Remediation Division

KML/jdm

cc: Ms. Amber Howard, EPA Region 6, Brownfields Section, howard.amber@epa.gov
Ms. Denise Williams, EPA Region 6, Brownfields Section, williams.denise@epa.gov

City of Fort Worth Brownfields Community-Wide Assessment Grant Narrative Proposal

1. Community Need

a. Target Area and Brownfields

i. Community Need and Target Area Description

This request for a Brownfields Community-Wide Assessment Grant is vital for the economic development and sustainability of districts within the City of Fort Worth. Fort Worth is a rapidly growing city of 833,319 residents situated on the western side of the greater Dallas-Fort Worth Metroplex and is 16th largest in the United States (Census 2010). Fort Worth has strong connections to livestock, food production, rail, metal fabrication, and general manufacturing. Due to the presence of heavy industrial activity; hazardous materials, chemicals, and metals resulted in potential adverse environmental impacts which negatively affect land use and redevelopment efforts. Through a collaborative planning effort with community organizations and supported by EPA's funding assistance, City of Fort Worth's Brownfields Community-Wide Assessment grant will allow for inventory, refined prioritization, assessment and cleanup plan development for brownfields located in the target area.

The target area for this proposal consists of Fort Worth's downtown core and surrounding areas of Northside and Near Southside. This area encompasses approximately 24.5 square miles and, based on a previous 2003 brownfields inventory, contains 177 potential brownfield sites. The target area was selected due to its:

- underserved, minority population;
- high number of existing and potential brownfield sites;
- proximity to a project that was funded through the City's Brownfield Cleanup Revolving Loan Fund (BCRLF);
- proximity to existing redevelopment projects; and
- existing economic development strategies and revitalization plans for Northside and Near Southside.

Northside is intimately linked with Fort Worth's historic identity as "Cowtown" due to its proximity to the Fort Worth Stockyards and, in the early 1900s, Swift & Company and Armour & Company meatpacking plants. The development of the stockyards and associated railroads contributed to the initial development of Northside. At its peak in World War II, the Stockyards processed 5,277,496 head of livestock (Stockyards Master Plan 2016). The closing of the meatpacking plants and reduced operation of the stockyards in the 1960s and 1970s, contributed to Northside's long economic decline. Currently, the area is impacted by many active and abandoned industrial sites, as well as an active railroad, and several commercial and residential areas that suffer from a lack of investment.

Over the past several years, Fort Worth's downtown core has been revitalized and is now home to Sundance Square, a vibrant 35-block dining, shopping, and entertainment district with mixed-use development. Despite revitalization, the downtown core is still impacted by issues of blight in the peripheral areas.

Near Southside contains the largest concentration of historic buildings in Fort Worth's downtown area, with several neighborhoods within Near Southside designated as historically significant. Land use in Near Southside is predominantly commercial with residential interspersed (Near Southside, Inc. 2016). As Fort Worth's first streetcar hub, Near Southside was a thriving extension of the central business district during the first half of the 20th century. During the second half, however, Near Southside fell into a state of decline due to economic withdrawal, which resulted in abandoned commercial and residential properties. In recent years,

a revitalization plan was developed and implemented, serving as a catalyst for redevelopment, investment, and a diversified workforce. Despite redevelopment efforts, many former industrial or commercial properties remain vacant. With its historic ties to industry, many of the abandoned and vacant properties in Near Southside are potential brownfields.

The main thoroughfare through the target area is Main Street, a dominant north-south arterial which runs through downtown, connecting Northside and Near Southside. Although there are a few key developments in Northside and Near Southside, the areas between these locations contain numerous vacant lots and abandoned industrial sites; with vacant parcels accounting for 31% of the land area in Northside, which has the highest percentage of vacant land in the target area (Northside EDS 2011).

Within the target area, there are five Neighborhood Empowerment Zones (NEZs). NEZs are designed to promote affordable housing, economic development, and expanded services through municipal property tax abatements, fee waivers, and release of city liens to property owners who build or redevelop property in an NEZ. There are also six Tax Increment Financing Districts (TIFs) located within the target area and serve as an incentive. TIFs are an economic development tool that support infrastructure improvements within a defined area (called a “reinvestment zone”) to promote new development or redevelopment in the area.

The target area is characterized by low household income, a high percentage of minority residents (84.42%), and an increased poverty rate, compared to that of the overall City of Fort Worth (Table 1). Approximately eight percent of Fort Worth’s population lives in the target area and experiences an unemployment rate that is approximately three times that of Fort Worth, overall.

ii. Demographic Information and Indicators of Need

Table 1. Socioeconomic indicators for the target area, city, state and United States.

	Target Area	Fort Worth, Texas	Texas	National
Population ^{1,3}	68,509	833,319	27,469,114	314,107,084
Unemployment Rate ²	10.51%	3.7%	4.4%	5.0%
Poverty Rate ²	31.42%	19.3%	17.2%	15.6 %
Percent Minority ^{1,4}	84.42%	59.1%	56.5%	37.2%
Median Household Income ²	\$33,422	\$52,492	\$52,576	\$53,482
Sensitive Populations (under age 9 and over age 65) ^{1,2}	19,330	249,507	-----	-----
Vacant Housing Units ^{1,2}	2,413	33,929	-----	-----
% of 25+ year olds with less than 12th grade education ^{1,5}	47.24%	19.6%	20.1%	-----

¹ 2010 U.S Census

² 2010-2014 American Community Survey 5-year Estimates

³ Fortworthtexas.gov

⁴ governing.com

⁵ U.S. EPA EJSCREEN

As shown in Table 1, individuals living in the target area are, on average, significantly more financially disadvantaged compared to other residents of Fort Worth, the State of Texas, and U.S. overall. The median household income in the target area, \$33,422, is approximately 36%

less than the median household income of Fort Worth, \$52,549, and the poverty rate in the target area is 1.6 times that of the rest of the City and twice the national average. The level of educational attainment of residents in the target area is much lower than that of Fort Worth, with 47.24% of target area residents 25 years and older having less than a 12th grade education compared to 19.6% for the rest of Fort Worth. The socioeconomic indicators demonstrate the overwhelmingly challenging economic conditions of the target area.

Within the target area, over 28% of the population can be classified as a sensitive population. For the purpose of this proposal, sensitive populations include children aged 9 and under and adults 65 and older. In the target area, children 9 years of age and younger comprise 19.5% of the population and 8.7% of the population is 65 years or older (U.S. Census 2010). These two groups, young children and older adults, are more sensitive than the general population to environmental risks or pollutants (Hines et al. 2010).

iii. Brownfields and Their Impacts

With Fort Worth's history in railroads, metal fabrication, livestock and hide processing, and aerospace, brownfields are prevalent throughout the City. In addition to major industrial sites; service stations, dry cleaners, and other small manufacturers have also contributed to brownfield sites. Many industrial sites have been abandoned and remain vacant property. Within the target area, nearly 39% of land use is classified as industrial.

Impacts from brownfields in the target area present a multitude of problems including blighted, vacant properties, low taxable property values, and environmental and health impacts affecting the residents. The neighborhoods in and around the areas impacted by brownfields are predominantly minority and economically disadvantaged, giving rise to several environmental justice concerns. Residents within the target area are faced with issues of housing, education, and low income in addition to the environmental and health concerns related to brownfields. Redevelopment of brownfields in the target area is currently hindered by the unknown environmental risk, lack of development around them, as well as a lack of infrastructure and marketing of the sites for their potential use.

Fort Worth's Brownfields Economic Development Program has identified over 400 potential brownfield sites, approximately 50% of which are located in the target area. Large industrial sites pose a greater threat of contamination to the community than smaller sites, and are generally more costly to cleanup and redevelop. However, large sites may be more desirable to brownfields developers because they can provide a great economic return on investment. Redeveloping large brownfields properties often provides a catalyst for greater community improvement. For instance, in Fort Worth, the redevelopment of an abandoned Montgomery Ward property (46.11 acres requiring extensive environmental remediation, and the adaptive reuse of an aging infrastructure with tornado damage) into Montgomery Plaza, garnered 21 economic development grants worth \$22,705,027, and a current appraised value of over \$62 million.

Small sites provide a different impact. Often located closer to neighborhoods than the larger industrial sites, these abandoned automotive shops, dry cleaners, print shops, and other small businesses rarely attract large developers because the costs associated with assessing, cleaning up, and redeveloping them exceed the anticipated return on the investment. They remain vacant and impact neighboring properties with their blight. Abandoned businesses and properties may then fall victim to vandalism and criminal activities. The structures become substandard due to neglect. The majority of identified brownfield sites in the target area are considered small sites.

Working with our partners, Fort Worth has identified a few priority sites in the target area. The priority sites were chosen based upon:

1. brownfields proximity to residents;
2. nature and extent of potential contamination (past land use and site activities, potential environmental issues/contaminants, current conditions); and
3. real or perceived negative environmental impacts associated with brownfields.

Priority Site 1: Former Texas Rail and Joint Company, a 4.43 acre site in Northside that was previously classified as an industrial and hazardous waste generator. Contaminants of concern include volatile organic compounds (VOC), total petroleum hydrocarbons (TPH), metals, and chlorinated solvents. A service station was also located on the southwest corner of the property. The site is within 0.5 miles of residential neighborhoods. This site is currently vacant.

Priority Site 2: Main and Houston Lots, a vacant 7.16 acre area in Northside adjacent to former industrial sites. Potential contaminants from previous industrial activity are hazardous substances that may include metals, solvents, acids, and other industrial waste. The site is within 0.5 miles of residential neighborhoods. The site is currently vacant.

Priority Site 3: 501 East Rosedale Street, a 1.55 acre commercial/industrial parcel adjacent to rail and a residential area in Near Southside. There are abandoned buildings and apparently construction debris on the property; potential contaminants of concerns are unknown. The site is currently vacant.

The environmental impacts from the contaminants of concern at the prioritized sites include increased levels of ozone, contaminated groundwater and soils and threats to wildlife. Other sites will be prioritized based on community input as well as their environmental history. Priority will also be given to brownfield sites where a Phase I ESA has been completed and the report recommended a Phase II ESA.

b. Welfare, Environmental and Public Health Impacts

i. Welfare impacts

The target area, comprised of Council Districts 2, 8, and 9 incurs a disproportionate amount of crime, compared to the City of Fort Worth, overall. In 2015, the target area accounted for nearly 50% of Fort Worth's assault, murder, sexual offenses, arson, burglary, robbery and drug violations (Table 2). Not only are there high crime rates in the target area, but the overall crime rate increased by 48.5% from 2014 to 2015 (City of Fort Worth 2015).

Table 2. 2015 Crime in the target area

Type of Offense	District 2 (%)	District 8 (%)	District 9 (%)	% of overall City offences
Assault	12.6	19.7	13.0	45.3
Murder/Manslaughter	16.7	21.7	8.3	46.7
Sexual Offenses	13.4	19.3	14.5	47.2
Arson	17.4	26.4	9.0	52.8
Burglary	13.2	19.7	14.1	47
Robbery	8.8	22.6	13.4	44.8
Drug Violations	11.9	22.5	16.9	51.3

Blighted and vacant sites serve as a catalyst for crime and contribute to the elevated crime rate in the target area. There are over 2,000 vacant properties in Northside, downtown, and Near Southside (Table 1). Residents in Northside have limited access to healthcare and limited access to grocery stores and other community services. Near Southside includes Fort Worth's hospital district, but residents of Northside have very limited direct access to healthcare facilities.

Transportation services are available within the target area, but frequency and service of routes is not consistent throughout.

ii. Cumulative Environmental Issues

Given the variety of past industrial activity and land use in the target area, it is difficult to know with certainty, the exact contaminants of concern that are impacting the community. In addition to many brownfields sites, there are also a myriad of active industrial facilities and congested highway corridors. There are approximately 85 active industries within the target area including: scrap metal recycling, dairy and food manufacturing, chemical manufacturing, and metal fabrication. Potential environmental contaminants associated with such industries may include: metals (aluminum, iron, lead, and zinc), nitric acid, and particulates in air emissions.

The target area is intersected and surrounded by several major roadways with high traffic volumes. Interstate 35W forms the eastern boundary and Interstate 820 defines the northern boundary of the target area. These highways produce emissions and runoff which can lead to decreased air and water quality. Increasing traffic volumes along these primary transportation corridors may increase the risk of exposure to environmental and health risks in the target area. The impact of harmful air emissions may be reflected in the asthma rate of 8.9%, two percent higher than the Texas average, in the target area (Tarrant County Public Health 2016).

In addition to the aforementioned environmental issues, the target area includes 13 Municipal Setting Designations (MSDs), areas where a resolution is passed to prohibit the potable use of shallow groundwater; which contributes to environmental justice issues that are impacting the low-income, minority residents of the target area.

iii. Cumulative Health Impacts

A multitude of factors influence the health risks of a community, one of which is the physical environment. Health disparities and adverse health impacts amongst sensitive groups within the minority population of the target area may be attributed to exposure to environmental pollutants. In addition to environmental concerns, access to health care and nutritious foods is also limited.

Addressing brownfields in the target area may help reduce the risk of illness. As a result of the partnership between the City of Fort Worth and Tarrant County Public Health, the City was able to obtain health data specific to the target area. Within the target area, approximately 5% of individuals have been diagnosed with cancer, 9% have asthma, and 8% have been diagnosed with heart disease (Tarrant County Public Health 2016). In Northside, downtown, and Near Southside, the National Air Toxics Assessment Respiratory Hazard Index is 3.6, which indicates an increased risk of adverse health effects (EJ SCREEN 2016). The target area falls within the 78th percentile in Texas for traffic proximity and volume which may contribute to respiratory illness of the 19,000 residents in the target area that are classified as a sensitive population (EJ SCREEN 2016). Through this grant, the City of Fort Worth will be able to address environmental concerns that may contribute to illness rates. Health risks associated with VOCs, TPHs, metals and other brownfield contaminants of concern include impacts to the nervous system (headaches and dizziness), respiratory impacts and probable carcinogens (ATSDR 2016).

c. Financial Need

i. Economic Conditions

Previous EPA Brownfields Assessment grants have provided funding to complete Phase I and Phase II environmental site assessments on city and privately-owned property, ensuring the health of residents and encouraging redevelopment. The previous grant period ended in December 2013; since that time, the City has not received any U.S. EPA funding for its Brownfields Program. The City of Fort Worth addresses EPA Region 6 Priority: Assistance to

communities that have limited in-house capacity to manage brownfields projects. Without 2017 Brownfields Assessment grant funding, City resources to complete necessary environmental assessments will be strained and many projects will not be funded. The City's Brownfields Economic Redevelopment Program has been very successful in the past, but is in need of continued financial support for its continual growth. The target area has some of the most financially distressed areas in the City of Fort Worth, with some of the highest unemployment rates, lowest levels of adult education, and very low household incomes.

ii. Economic Effects of Brownfields

There are several investment barriers for the target area including excessive vacant land, poor conditions and blighted properties, and potential environmental contamination (Northside EDS 2011). Alone, the City of Fort Worth does not have sufficient resources to prepare and complete assessments and cleanup plans for brownfield sites in the target area. Completing these activities will address brownfield concerns and spur re-investment in the target area. This grant will provide adequate funding for researching site cleanup and reuse strategies.

There is a correlation between the location of brownfield sites and populations with low income, poverty, employment, reduced tax base, and fewer public services. The target area has a higher concentration of brownfield sites than the rest of Fort Worth. There are many negative economic impacts related to brownfields; some of which include: depressed property values, blighted and vacant properties, locations for illegal dumping and vandalism, and deteriorated infrastructure. As a result of negative impacts from Brownfields, quality of life and sense of place in one's community may also be negatively impacted. The target area has experienced the aforementioned negative impacts in addition to contamination.

Through the award of this grant to the City of Fort Worth, targeted areas, and the city as a whole, will benefit through the stimulation of economic development and the creation of new jobs. Many abandoned industrial properties exist in this area and the perception or actual presence of environmental contamination has kept these properties from being redeveloped, thereby depriving the area of much-needed, and conveniently located jobs.

2. Project Description and Feasibility of Success

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans

Since the development of Fort Worth's Brownfields Economic Development Program, the City has worked towards assessing, cleaning up and redeveloping brownfields. The City of Fort Worth is seeking \$300,000 to support efforts for community engagement, site inventory, environmental site assessments (ESAs), and cleanup planning for both hazardous and petroleum sites. With grant funds, environmental consultants will refine an existing brownfields inventory; conduct up to eighteen Phase I and six Phase II ESAs. Site investigations will be compliant with all EPA requirements, including a quality assurance project plan, sampling and analysis plan and a site-specific health, and safety plan. Cleanup and reuse plans will be created based on prioritized needs of the community.

The work funded through this grant aligns with several existing revitalization plans in the target area. Multiple City departments including Code Compliance-Environmental Management, Planning and Development, Neighborhood Services, and Economic Development, will work together to successfully complete the project. Some of the brownfield sites are located within close proximity of a previous brownfield cleanup and redevelopment project that was funded through the City's Brownfield Cleanup Revolving Loan Fund (BCRLF) in 2007. The project cleaned up two industrial properties, American Cyanamid and TechniCoat. The land is now

occupied by a minor league baseball stadium (La Grave Field) and is adjacent to a drive-in movie theater.

Prioritized sites in the target area were selected because they have a very strong potential to spur revitalization in Northside and Near Southside due to their spatial proximity to and strategic nexus with other economic development and revitalization efforts for which there has been community involvement and visioning.

In Northside, there are three primary revitalization efforts upon which this project can leverage. **Trinity River Vision (TRV):** The TRV is a master plan for the Trinity River in Fort Worth. The project is working to connect neighborhoods in Fort Worth to the Trinity River Corridor by providing new recreational amenities, improved infrastructure, and environmental cleanup. Specifically within Northside, TRV Authority is working on a Central City Project which will create a vibrant waterfront district to improve flood protection infrastructure, boost the local economy and quality of life, and transform neighborhoods along the southern boundary of Northside. It is predicted the Central City TRV project will develop approximately 800 acres which will help connect downtown to the Stockyards and generate \$600 million in economic development activity within the first decade (TRVA 2016).

Stockyards: The Stockyards, located in the central portion of Northside, is a National Historic District and was established as a national hub for auctioning, processing, and shipping meat and livestock until the mid-1900s (Stockyards Master Plan 2016). Since that time, the Stockyards experienced periods of economic decline as well as redevelopment. Today, the area has shopping, dining, and entertainment, and is one of Texas's most popular tourist destinations, attracting about 1.5 million visitors per year (Northside EDS 2011). The City of Fort Worth and several partners have created the Stockyards Master Plan which seeks to improve infrastructure, enable revitalization of original Stockyards structure, and promote the development of new structures attracting more businesses, customers, tourists, and residents to Northside. The Stockyards redevelopment encompasses approximately 70 acres and is located in less than two miles from the Northside prioritized sites.

Northside Economic Redevelopment Strategy: About 48% of the land in Northside is either vacant or industrial (Northside EDS 2011). The Northside Economic Redevelopment Strategy, in combination with this proposal, will work to reduce vacant land and abandoned industrial sites, creating a more livable community. Ultimately, the Northside Economic Redevelopment Strategy outlines seven features of Northside that will be developed and/or enhanced:

- Non-profit redevelopment corporation
- Northside cultural and entertainment arts district
- Charro trail and vaquero gateways
- University campus and regional sports/recreational complex
- Northside industrial zone
- Neighborhood stabilization
- Northside/stockyards station transit-oriented development

By working on the features listed above, Northside will have a desirable combination of residential, office, retail, and commercial uses within a mixed-used community. **The City will also promote maintenance of existing residential areas as an HUD-DOT-EPA Livability Principle.**

This project will also leverage revitalization efforts in Near Southside. **Near Southside Revitalization Plan:** Near Southside was formerly a vibrant, mixed-use historic district that has

experienced several decades of decline. The revitalization plan for Near Southside focuses on several redevelopment goals, including:

- Re-establishing a mixed-use, urban district
- Supporting economic anchors and institutions
- Promoting locally owned businesses
- Encouraging small and large-scale projects

The successful implementation of the Near Southside revitalization plan has resulted in some redevelopment and incentivized many small businesses and restaurants to establish themselves there. With continued efforts to increase partnerships between property and business owners, streetscapes and vacant buildings will continue to be improved (Near Southside, Inc. 2016).

Infrastructure Improvements: Existing street improvements in Near Southside make use of new, updated and existing infrastructure. A ten million dollar street repair program was approved in 2014 to repair dozens of streets in Near Southside through a partnership with the City of Fort Worth and Southside TIF District. The program includes roadway resurfacing, as well as construction of missing sidewalks and curbs (NSI Progress Report 2016). Antiquated water lines will also be replaced during roadway construction. All street and water infrastructure repair is projected to be completed by 2018.

The revitalization efforts described above, in combination with activities funded through this grant, will help to address not only environmental, public health, and economic concerns of the prioritized sites in the target area, but will have a larger impact on reducing urban blight within Fort Worth by creating new green space, commercial opportunities, and residences.

ii. Timing and Implementation

The City of Fort Worth's Environmental Management Division will manage the grant to successfully complete all key activities within the three year project period. Environmental Management has extensive experience selecting and managing consultants, planning and implementing assessment projects, ensuring projects are completed promptly, and working with stakeholders. The City's Brownfields staff will work diligently to immediately initiate grant activities as an in-kind service for this grant. The contractors required for grant activities will be procured through the Request for Proposals process in compliance with 2 CFR 200 promptly after notification of selection for this grant award. Contractor selection will be completed within three months of receiving the grant award. Priority sites have already been identified, for those sites requiring site access; the City will begin the Temporary Right of Entry (TROE) process immediately after grant award. Community engagement activities will also begin within three months of award receipt. All Phase I ESAs will be completed within the first 15 months of the project period. Phase II ESAs will then be completed with Analysis of Brownfields Cleanup Alternatives (ABCAs) and cleanup plan development immediately following the completion of Phase II ESAs, all cleanup plans will be completed within three months of grant closeout. Project progress will be monitored in the ACRES database by quarterly reporting and communication between City Brownfields staff and the EPA project officer.

b. Task Descriptions and Budget Table

i. Task Descriptions

Task 1- Community Engagement: The City of Fort Worth plans to conduct several community meetings during the duration of this grant. Community meetings will educate community members, partners and stakeholders on brownfield issues, encourage input for brownfield site selection and prioritization, and discuss cleanup alternatives and revitalization plans. Community involvement will ensure that the vision and needs of community members are

incorporated into brownfield projects. Community engagement will begin with a kick-off meeting and continue with additional meetings held throughout the duration of the project period. Additionally, City of Fort Worth staff will attend and present at business and development-oriented meetings to educate investors and developers about brownfield sites and environmental site assessments. Informational pamphlets for potential investors will be developed. City staff will manage community engagement with support from selected consultants.

Estimated cost for this task: \$10,000: \$2,000 for supplies and \$8,000 for contractual costs. This amount is divided between hazardous substance and petroleum sites and accounts for limited consultant participation in community engagement activities and educational material development. The cost also accounts for other meeting expenses, such as promotional materials and refreshments.

Task 2- Site Inventory, Prioritization, and Database Development: Under this task, City of Fort Worth will work with consultants to further develop and update an inventory of hazardous substance and petroleum brownfield sites. A database will be created to track the inventory and will be GIS compatible so that all sites can be georeferenced. Metadata will be used to refine the prioritization of brownfield sites; environmental site assessments will also be included in the database.

Estimated cost for this task: \$57,000. This amount is contractual and divided between hazardous substance (\$25,000) and petroleum sites (\$28,000); it also includes a \$2,000 supply budget for each.

Task 3- Phase I Environmental Site Assessments (ESAs): Phase I ESAs will be completed on up to ten hazardous substance sites and up to eight petroleum sites identified as priority sites. All Phase I ESAs will be conducted in compliance with All Appropriate Inquiries and ASTM standards.

Estimated cost for this task: \$72,000. \$40,000 for hazardous substances and \$32,000 for petroleum sites.

Task 4- Phase II Environmental Site Assessments (ESAs): Phase II ESAs will be completed on up to three hazardous substance and three petroleum sites identified as high priority. All Phase II ESA will be conducted in compliance with ASTM standards. A quality assurance project plan (QAPP) will be developed for each Phase II ESA completed under this task.

Estimated cost for this task: \$107,500. \$45,000 for hazardous substance Phase II ESAs, \$45,000 for petroleum Phase II ESAs and \$17,500 for QAPP preparation.

Task 5- Cleanup Plan Development/Reuse Planning: For each site that receives a Phase II ESA and requires cleanup or further action, cleanup and reuse plans will be prepared. Cleanup plans will be integrated into an area-wide vision aligned with community needs and redevelopment strategies.

Estimated cost for this task: \$37,500. This amount is contractual and is divided between hazardous substances (\$17,500) and petroleum sites (\$20,000).

Task 6- Programmatic Activities and Travel: This task encompasses programmatic requirements of the Cooperative Agreement and successful grant implementation including: reporting requirements, entering data into ACRES database and communicating with TCEQ and EPA. Also included in this task is funding for 2-3 City of Fort Worth staff to travel to and attend a Region 6 Brownfields Conference and one national EPA Brownfields Conference during the duration of the grant. City staff will be responsible for completing programmatic activities with support from selected consultants.

Estimated cost for this task: \$16,000. This amount is divided between contractual expenses for programmatic activities and travel. \$8,000 is allocated as contractual expenses divided between hazardous substance and petroleum sites and \$8,000 is allocated for travel and attendance at regional and national brownfield conferences.

ii. Budget Table

Table 2. Budget Table for Hazardous Substances

Budget Categories	Project Tasks (\$) (programmatic tasks only)						Total
	Task 1- Community Outreach	Task 2- Site Inventory, refine prioritization and database development	Task 3- Phase I ESAs	Task 4- Phase II ESAs	Task 5- Cleanup Plan Development/ Reuse Planning	Task 6- Programmatic Activities and Travel	
Personnel	In kind	In kind	In kind	In kind	In kind	In kind	In kind
Fringe Benefits	In kind	In kind	In kind	In kind	In kind	In kind	In kind
Travel						\$4,000	\$4,000
Supplies	\$1,000	\$2,000					\$3,000
Contractual	\$4,000	\$25,000	\$40,000	\$52,500	\$17,500	\$4,000	\$143,000
Total Budget	\$5,000	\$27,000	\$40,000	\$52,500	\$17,500	\$8,000	\$150,000

Table 3. Budget Table for Petroleum Sites

Budget Categories	Project Tasks (\$) (programmatic tasks only)						Total
	Task 1- Community Outreach	Task 2- Site Inventory, refine prioritization and database development	Task 3- Phase I ESAs	Task 4- Phase II ESAs	Task 5- Cleanup Plan Development/ Reuse Planning	Task 6- Programmatic Activities and Travel	
Personnel	In kind	In kind	In kind	In kind	In kind	In kind	In kind
Fringe Benefits	In kind	In kind	In kind	In kind	In kind	In kind	In kind
Travel						\$4,000	\$4,000
Supplies	\$1,000	\$2,000					\$3,000
Contractual	\$4,000	\$28,000	\$32,000	\$55,000	\$20,000	\$4,000	\$143,000
Total Budget	\$5,000	\$30,000	\$32,000	\$55,000	\$20,000	\$8,000	\$150,000

c. Ability to Leverage

The City of Fort Worth has proven its ability to leverage funds for the improvement of its community. The Urban Village Development Program is a partnership among the City of Fort Worth, private developers, business groups, and neighborhood associations to transform many of the target area's older commercial districts into vibrant urban villages. These active, diverse, mixed-use areas attract investment to the central city, promoting pedestrian and transit-oriented development. This program is the centerpiece of the central city revitalization effort. The City's vision for each of the villages is unique, yet they all share certain characteristics; a

concentration of jobs, housing, commercial uses, public spaces, public transportation and pedestrian activity. Three strategies-capital improvements, mixed use zoning and economic incentives-are central to the urban village program and are currently being utilized by the city to encourage investors. Brownfields assessment grant funding provides another tool to encourage redevelopment in the target area while programs, such as the Urban Village Development Program, provide the framework for public and private leveraging of funds. There are three designated urban villages within the target area.

Additional leveraging opportunities exist through the six TIFs and three Public Improvement Districts (PIDs) designations. Preservation and enhancements can be made through other investments in public improvement that include environmental remediation. The TIFs and PIDs allow for the potential to leverage funding from within the project area as property values increase within Northside. As other, simultaneously occurring, revitalization projects are successful and demonstrate interest from public and private investment, existing funds from the City's BCRLF program income can be leveraged for brownfields limited confirmation assessment/sampling and cleanup.

The City will also leverage in-kind assistance for this project (Table 4). Environmental Management proposes to provide, at a minimum, the following personnel to work on all aspects of the project: community engagement, oversight of inventory development, ESAs and cleanup plans, and programmatic responsibilities.

Table 4. In-kind assistance/leveraging

Position	Number of FTEs	Percentage of time devoted to grant	Amount
Grants Accounting	1.0	3%	\$3,000
Administration	1.0	3%	\$3,000
Environmental Project Management	1.0	10%	\$12,000
Environmental Oversight/Administration	2.0	3%	\$4,200

3. Community Engagement and Partnerships

a. Engaging the Community

i. Community Involvement Plan

The City is working diligently to gather community input for the duration of the project. Environmental Management has worked closely with the City's Office of Community Engagement to distribute a community survey, specifically targeted towards the 18 neighborhood alliances and organizations within Northside, downtown, and Near Southside. The survey was designed to gauge interest in the project and prioritize types of brownfield sites. The survey was distributed through the Community Engagement Bulletin (a weekly City of Fort Worth publication) and NextDoor, an application used by the City to notify community organizations about events and news that are specific to their neighborhoods. Over 30 individuals have responded and the neighborhood organizations that they represent will be included in meetings and discussions relating to brownfield site prioritization and redevelopment needs in their neighborhoods.

ii. Communicating Progress

Community input is crucial for the success of this project and all available outreach tools, methods, and people will be used to ensure that the voices in the target area are heard. To that end, the City of Fort Worth has multiple avenues which it will use for communicating with citizens, which include traditional methods, such as public postings, advertising, and utility

inserts. The City also uses more updated techniques like the web site and social media. Passive communication is only so effective and the City will also use Community Liaisons to engage people where they live, and in the language they are most comfortable speaking, which for many residents in the target area is Spanish. Existing public events, like Charro and Vaqueros celebrations, will also be leveraged. There will also be multiple opportunities for community meetings, including any neighborhood associations, to discuss the project. Beyond residential involvement, input from several chambers of commerce, including the Fort Worth Hispanic Chamber of Commerce will be sought.

b. Partnerships with Government Agencies

i. Local/state/tribal Environmental Authority

The Texas Commission on Environmental Quality (TCEQ) supports the City of Fort Worth's efforts for this award opportunity. The City has worked with TCEQ to secure Targeted Brownfield Assessment funding for an abandoned service station that will be redeveloped into a community art studio and gallery. Additional brownfields sites that are assessed, as a result of this grant, may enter into TCEQ's Voluntary Cleanup Program to ensure that proper cleanup criteria are developed for each site to protect human health and safety.

ii. Other Government Partnerships

For over 80 years, Tarrant Regional Water District (TRWD) has provided drinking water, implemented flood control measures, and created recreational opportunities for citizens of Fort Worth. TRWD is also associated with the TRV Authority, a partnership between governmental and non-governmental organizations. TRWD will support this project by providing data from existing environmental studies in Northside, be a representative on the Steering Committee, and assist with other organizational efforts.

The City of Fort Worth worked with Tarrant County Public Health to gather all of the public health data that is included in this proposal.

Other City of Fort Worth departments, including Economic Development, Planning and Development, and Neighborhood Services will be involved with this project, specifically with site selection and disseminating educational and marketing to developers about brownfield sites and environmental site assessments.

c. Partnerships with Community Organizations

i. Community Organization Description and Role

Downtown Fort Worth, Inc. (DFWI) works to advance quality of redevelopment in downtown with an emphasis on making the center city and in-town districts places for commerce, residential living, recreation, entertainment, arts, and culture. With an understanding that environmental contamination serves as an impediment to redevelopment, DFWI will work with City of Fort Worth on urban brownfields initiatives.

Near Southside, Inc. (NSI) has worked with the City to update development standards and establish economic incentives for high-quality redevelopment and provide assistance to developers during planning, design, and construction.

ii. Letters of Commitment (Refer to Attachment 3)

Table 5. Organizations that submitted letters of commitment.

Organization Name	Type	Role/Support Pledged
Downtown Fort Worth, Inc.	Local	Outreach, host meetings and forums, gather community support
Near Southside, Inc.	Local	Provide technical support for outreach, land use planning, land acquisition/remediation

Tarrant Regional Water District (TRWD)	Government	Provide data from existing studies, assist with organizational efforts
--	------------	--

d. Partnerships with Workforce Development Programs

Tarrant County College (TCC), with three campuses located in Fort Worth, received an EPA 2015 Job Training Grant. City of Fort Worth will partner closely with TCC to promote local hiring and link members of the community to potential employment opportunities related to brownfield assessment.

4. Project Benefits

a. Welfare, environmental and public health benefits

The environmental site assessments will identify environmental concerns that may require further investigation to determine their potential impact to the environment including human health. By effectively identifying and delineating the impacts of any identified contaminants of concern, an effective cleanup operation can be planned which will ultimately reduce the chances of human exposure to VOCs, TPHs, metals and other brownfields contaminants of concern. Ultimately, sites assessed through this award will be cleaned up and redeveloped. Health and welfare benefits may include improved housing and property values, increased access to recreational areas, increased safety and more walkable community. Gathering community input about redevelopment needs will assist in the prioritization of brownfield sites for assessment and reuse planning. Upon cleanup, environmental benefits will include increased greenspace for native flora and fauna and improved water quality along local tributaries to the Trinity River, within the target area.

b. Economic and community benefits

Fiscal impacts from brownfields redevelopment include generating new sources of local revenue derived from previously unproductive land and investments in infrastructure to accommodate growth. Previous hazardous assessment funding has been used to expand existing parks, and this practice will continue. The City has a system in place where identified brownfields properties that are in tax arrears are foreclosed upon. These are then held in trust by the City. Those that are adjacent to existing parks are targeted for assessment, and where necessary, cleanup. The remediated properties are then added to the adjacent parkland.

This project links directly to two of the Housing and Urban Development (HUD)-Department of Transportation (DOT)-Environmental Protection Agency (EPA) Sustainable Communities Livability Principles: Sustainable Communities Livability Principles:

1. Support Existing Communities
2. Value Communities and Neighborhoods

Ultimately, this project seeks to develop a plan for re-development/reuse of land that is currently inhibited by the presence or potential presence of pollutants or contaminants and will aid in community revitalization and increase the safety of the target area. The tasks associated with this project will work synergistically with other revitalization efforts in the target area.

The overall goals and outcomes of the grant proposal align with the EPA Strategic Plan, Goal 3, Objective 1: Promote Sustainable and Livable Communities. Addressing environmental and social concerns of the target area through site assessments and cleanup plan development allows Fort Worth to support the growth of an urban community while improving the environment, human health, and quality of life for its residents. It also allows Fort Worth to focus on environmental justice for low income and minority communities that are facing disproportionate environmental threats and will foster economic redevelopment and potential job creation in the target area. The project will create equitable and sustainable communities by creating greener,

healthier neighborhoods, improved access to recreational areas, provide additional employment opportunities and improve property values by reducing blight and eliminating the risk of environmental contamination.

5. Programmatic Capability and Past Performance

a. Audit Findings

There have been no adverse audit findings with regards to City of Fort Worth grant administration. All reporting and expenditures have been within the stipulations of grant guidelines.

b. Programmatic Capability

The City of Fort Worth's key personnel have extensive experience working with unique environmental issues within Fort Worth and developing strategies addressing each issue and formulating consensus management plans which meet or exceed applicable regulatory requirements while being attentive to the needs of the citizens of Fort Worth. The City staff provide proven and qualified expertise in areas such as understanding complex environmental regulations, applying advanced environmental remediation technologies, urban planning and development initiatives, and community engagement and outreach. Fort Worth has the requisite resources and capabilities to fully execute a planned environmental scope of work as related to the assessment grant. Fort Worth's team members include degreed professionals in the areas of Environmental Science, Engineering, Biology, Planning, Management, Public Administration, and Geology with an overall combined experience of 125 years. The City also has extensive experience acquiring additional expertise and resources, such as environmental contractors, to assist in the successful completion of projects.

The City has received several federal and non-federal assistance agreements over the past few years. The assistance agreements have been managed successfully, meeting project goals and reporting requirements with regards to outputs, outcomes, and final reports. Staff have experience managing previously awarded EPA Brownfields Assessment and BCRLF awards.

c. Measuring Environmental Results

The project manager will be responsible for ensuring that all tasks are accomplished within the projected timeframe. Goals and objectives will be distributed throughout the three year project period and smaller tasks will be assigned to each, in order to ensure that all goals are met in a timely and efficient manner. Anticipated outputs and outcomes include:

Outputs

- Number of brownfield sites entered into the database inventory
- Number of Phase I and Phase II ESAs completed
- Number of community engagement events
- Number of ABCAs and cleanup plans developed

Outcomes

- Number of acres ready for cleanup and reuse
- Number of acres of greenspace
- Minimization of exposure to environmental contamination
- Number of jobs created as a result of site reuse

d. Past Performance and Accomplishments

i. Currently or has ever Received an EPA Brownfields Grant

The City of Fort Worth has previously received three EPA Brownfields grants (Table 6).

Table 6. City of Fort Worth EPA Brownfields Grants

Grant Award	Award Year	Award Amount	Accomplishments	Compliance
Brownfields Assessment Pilot	1999	\$400,000	- 4 Phase I ESAs - 13 Phase II ESAs	-Cooperative agreement was not entered into ACRES -Entire award was expended -All reporting was completed
Brownfields Cleanup Revolving Loan Fund	2001	\$867,125.61	\$800,000 loan for cleanup of American Cyanamid and TechniCoat. The site was redeveloped into a minor league baseball stadium	-Cooperative agreement was not entered into ACRES -Entire award was expended -All reporting was completed -Closeout reporting is currently up-to-date
Brownfields Assessment Grant	2004	\$400,000	- 15 Phase I ESAs - 2 Phase II ESAs -Preliminary development of Brownfields inventory and database	-All projects were entered into ACRES -\$200,000 remained at time of closeout due to limited number of site assessments
Brownfields Assessment Grant	2010	\$400,000	- 2 Phase I ESAs - 2 Phase II ESAs	-All reporting was completed -\$289,000 remained at time of closeout due to limited number of site assessments

For the grants included in Table 6, the grant schedules, terms, conditions and the work plan were followed in order to ensure timely completion of projects. During the project periods, no corrective actions were required and City staff maintained compliance with expenditure stipulations and reporting requirements. The award of this grant opportunity will provide City of Fort Worth with additional funding to continue assessing properties, initiating the process towards cleanup and redevelopment.

6. References

Agency for Toxic Substances & Disease Registry. 2016. Toxic Substances-TPH and VOC.
City of Fort Worth. 2011. Northside Economic Development Strategy.
City of Fort Worth. 2015. Fort Worth Police Department Crime Report.
City of Fort Worth. 2016. Population. <http://fortworthtexas.gov/about/population/>
City of Fort Worth. 2016. Stockyards Master Plan.
<http://fortworthtexas.gov/planninganddevelopment/urban-design/stockyards/>.
Governing.com. 2014. A State-by-State Look at Growing Minority Populations.
Hines et al. 2010. Approaches for Assessing Risks to Sensitive Populations: Lessons Learned from Evaluating Risks in the Pediatric Population. *Toxicological Sciences*. 113(1): 4-26.
Near Southside. Inc. 2016. Annual Progress Report.
Tarrant County Public Health. 2016. Asthma, Cancer, and Heart Disease in Tarrant County. Division of Epidemiology and Health Information.
Trinity River Vision Authority. 2016. Central City. <http://www.trinityrivervision.org/Projects>.
U.S. Census Bureau. 2010. American Community Survey 5-Year Estimates.
U.S. EPA. 2014. EPA Strategic Plan.
U.S. EPA. 2016. EJSCREEN. <https://www.epa.gov/ejscreen>.

Attachment 1
Threshold Criteria

III.B. Threshold Criteria for Assessment Grants

1. Applicant Eligibility

Describe how you are an eligible entity for an Assessment Grant as specified in Section III.A., *Who Can Apply?* For entities other than cities, counties, tribes, or states, please attach documentation of your eligibility (e.g., resolutions, statutes, etc.).

The City of Fort Worth (City) is a general purpose unit of local government as defined under 2 CFR §200.64.

2. Community Involvement

Describe how you intend to inform and involve the community and other stakeholders during the planning, implementation and other brownfield assessment activities described in your proposal.

The City is working diligently to gather community input for the duration of the project. Environmental Management has worked closely with the City's Office of Community Engagement to distribute a community survey, specifically targeted towards the 18 neighborhood alliances and organizations within Northside, downtown, and Near Southside. The survey was designed to gauge interest in the project and prioritize types of brownfield sites. The survey was distributed through the Community Engagement Bulletin (a weekly City of Fort Worth publication) and NextDoor, an application used by the City to notify community organizations about events and news that are specific to their neighborhoods. Over 30 individuals have responded to the survey. The individuals as and the neighborhood organizations that they represent will be included in meetings and discussions relating to brownfield site prioritization and redevelopment needs in their neighborhoods.

The City of Fort Worth plans to conduct several community meetings during the duration of this grant. Community meetings will educate community members, partners and stakeholders on brownfield issues, encourage input for brownfield site selection and prioritization, and discuss cleanup alternatives and revitalization plans. Community involvement will ensure that the vision and needs of community members are incorporated into brownfield projects. Community engagement will be begin with a kick-off meeting and then continue with several additional meetings held throughout the duration of the project period.

Communication and outreach to community organizations will be optimized through the use of all available outreach tools and methods to ensure that the voices in the target area are heard. To that end, the City of Fort Worth has multiple avenues which it will use for communicating with citizens, which include traditional methods, such as public postings, advertising, and utility inserts. The City also uses more updated techniques like the web site and social media. Passive communication is only so effective and the City will also use Community Liaisons to engage people where they live, and in the language they are most comfortable speaking. Existing public events, like Charro and Vaqueros celebrations, will also be leveraged.

III.C. Additional Threshold Criteria for Site-Specific Proposals Only

Not Applicable.

Attachment 2
Documentation of Leveraged Resources

Not Applicable

Attachment 3
Letters of Commitment

BOARD OF DIRECTORS

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Councilmember Ann Zadeh

Executive Committee*

Near Southside, Inc.

December 19, 2016

Sarah Wallace
Environmental Specialist, Code Compliance-Environmental Mgmt
City of Fort Worth
1000 Throckmorton
Fort Worth, TX 76102

Re: US EPA Community-Wide Brownfields Assessment Program

Dear Ms. Wallace,

On behalf of Near Southside, Inc. (NSI), please accept this letter of commitment for Fort Worth's 2017 EPA Brownfields Community-Wide Assessment Grant application for \$300,000 to assess and address pollutants throughout our central city, including the Near Southside.

NSI works to revitalize our unique mixed-use, historic district. As you know, the Near Southside has a rich and varied land use history dating back to its original development at the beginning of the 20th century. Certain key redevelopment sites were home to industrial uses over the years, and an updated assessment and mitigation efforts would greatly benefit the district's continued revitalization.

NSI commits to partnering with the City to provide technical support and guidance in the areas of community outreach, stakeholder engagement, land acquisition/remediation, and land use planning. In addition, we are willing to serve on any technical or advisory committees to support this effort. These are roles that we regularly play in working with the City on a wide variety of redevelopment initiatives.

As NSI's Planning Director, I will serve as the organization's primary contact on your brownfields initiatives. I can be reached at 817-681-8213 or mike@nearsouthsidefw.org. Please feel free to contact me if any additional information is needed to assist your application.

Sincerely,



Mike Brennan
Planning Director



December 7, 2016

Sarah Wallace
City of Fort Worth Environmental Specialist
Code Compliance-Environmental Management
1000 Throckmorton Street
Fort Worth, TX 76102

Dear Ms. Wallace:

I am writing in support of the City of Fort Worth's effort to obtain a U.S Environmental Protection Agency Grant to address real or perceived environmental pollutants on properties located in Downtown, the Northside and the Near Southside neighborhoods.

Downtown Fort Worth Inc.'s (DFWI) mission is to advance quality redevelopment in downtown with an emphasis on making our center city a place for commerce, residential living, recreation, entertainment, and arts and culture. The redevelopment and reuse of surrounding districts is critical to the success of downtown. Past uses that led to ground contamination sometimes make this an unsurmountable economic challenge and tools like brownfield grants are critical to overcoming the significant environmental challenges we face.

DFWI supports good planning and public private partnerships that lead to environmental benefits, sustainability, urban infill and economic development. Our efforts and those of our partners are significantly enhanced when additional resources are made available.

We look forward to continuing our long and successful partnership with the City as we work to renew our urban environment, using precious urban land more effectively and creating a compact, walkable and sustainable Fort Worth. Our organization pledges to assist the City in urban brownfield initiatives. We can use our membership outreach vehicles, scheduled meetings and special forums to help distribute information, build consensus and gather community support.

Please call me at (817) 870-1692 if you have any questions.

Sincerely,



Andy Taft
President



800 E. North Side Drive
Fort Worth, Texas 76102
T: 817.335.2491
F: 817.994.1465

December 13, 2016

Mr. Cody M. Whittenburg, PhD, CFM,
CSM Environmental Manager, Air & Water Quality
Code Compliance Department - Environmental
1000 Throckmorton Street
Fort Worth, Texas 76102

Dear Mr. Whittenburg:

I am writing in support of the City of Fort Worth's efforts to obtain a U.S. EPA grant for a Community-Wide Brownfields Assessment in Northside, Downtown and Near Southside Fort Worth. As you are aware, the Tarrant Regional Water District has undertaken similar studies in adjacent areas and this would complement and expand the work in this area of Fort Worth.

The Water District would be willing to participate in providing data from existing studies, being a representative on any project steering committees or help with organizational efforts associated with this effort.

I look forward to continuing our partnership with the City in our effort to revitalize and transform our neighborhoods and economy. If you have any questions about our commitment, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Woody Frossard", is written over a horizontal line.

Woody Frossard
Environmental Director
Tarrant Regional Water District

Attachment 4
SF-424

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Fort Worth

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

756000528

*** c. Organizational DUNS:**

1473369650000

d. Address:

*** Street1:** 1000 Throckmorton Street

Street2:

*** City:** Fort Worth

County/Parish: Tarrant County

*** State:** TX: Texas

Province:

*** Country:** USA: UNITED STATES

*** Zip / Postal Code:** 76102-6312

e. Organizational Unit:

Department Name:

Code Compliance

Division Name:

Environmental Management

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: *** First Name:** Sarah

Middle Name:

*** Last Name:** Wallace

Suffix:

Title: Environmental Specialist

Organizational Affiliation:

*** Telephone Number:** 817-392-6301

Fax Number: 817-392-6359

*** Email:** sarah.wallace@fortworthtexas.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

United States Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Fort Worth FY 2017 Brownfields Community-Wide Assessment Grant Proposal

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

TX 12

* b. Program/Project

TX 12

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

06/01/2017

* b. End Date:

05/31/2020

18. Estimated Funding (\$):

* a. Federal

300,000.00

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL

300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Dr.

* First Name:

Cody

Middle Name:

* Last Name:

Whittenburg

Suffix:

* Title:

Environmental Program Manager

* Telephone Number:

817-392-5455

Fax Number:

817-392-6359

* Email:

cody.whittenburg@fortworthtexas.gov

* Signature of Authorized Representative:



* Date Signed:

12-26-16

BUDGET INFORMATION - Non-Construction Programs

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		Total (g)
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	
1. EPA FY 2017 Brownfield Assessment Grant Hazardous Materials		\$	\$	\$ 150,000.00	\$	\$ 150,000.00
2. EPA FY 2017 Brownfield Assessment Grant Petroleum				150,000.00		150,000.00
3.						
4.						
5. Totals		\$	\$	\$ 300,000.00	\$	\$ 300,000.00

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1)	(2)	(3)	(4)	
	EPA FY 2017 Brownfield Assessment Grant Hazardous Materials	EPA FY 2017 Brownfield Assessment Grant Petroleum			
a. Personnel	\$	\$	\$	\$	\$
b. Fringe Benefits					
c. Travel	4,000.00	4,000.00			8,000.00
d. Equipment					
e. Supplies	3,000.00	3,000.00			6,000.00
f. Contractual	143,000.00	143,000.00			286,000.00
g. Construction					
h. Other					
i. Total Direct Charges (sum of 6a-6h)	150,000.00	150,000.00			300,000.00
j. Indirect Charges					
k. TOTALS (sum of 6i and 6j)	\$ 150,000.00	\$ 150,000.00	\$	\$	\$ 300,000.00
7. Program Income	\$	\$	\$	\$	\$

SECTION C - NON-FEDERAL RESOURCES						
(a) Grant Program		(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS	
8.	EPA FY 2017 Brownfield Assessment Grant Hazardous Materials	\$	\$	\$	\$	\$
9.	EPA FY 2017 Brownfield Assessment Grant Petroleum					
10.						
11.						
12.	TOTAL (sum of lines 8-11)	\$	\$	\$	\$	\$

SECTION D - FORECASTED CASH NEEDS					
	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$ 105,800.00	\$ 7,000.00	\$ 31,600.00	\$ 35,600.00	\$ 31,600.00
14. Non-Federal	\$				
15. TOTAL (sum of lines 13 and 14)	\$ 105,800.00	\$ 7,000.00	\$ 31,600.00	\$ 35,600.00	\$ 31,600.00

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT				
(a) Grant Program	FUTURE FUNDING PERIODS (YEARS)			
	(b) First	(c) Second	(d) Third	(e) Fourth
16. EPA FY 2017 Brownfield Assessment Grant Hazardous Materials	\$ 63,300.00	\$ 31,300.00	\$	\$
17. EPA FY 2017 Brownfield Assessment Grant Petroleum	60,800.00	38,800.00		
18.				
19.				
20. TOTAL (sum of lines 16 - 19)	\$ 124,100.00	\$ 70,100.00	\$	\$

SECTION F - OTHER BUDGET INFORMATION	
21. Direct Charges:	
22. Indirect Charges:	
23. Remarks:	

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/21/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Fort Worth

* b. Employer/Taxpayer Identification Number (EIN/TIN):

756000528

* c. Organizational DUNS:

1473369650000

d. Address:

* Street1:

1000 Throckmorton Street

Street2:

* City:

Fort Worth

County/Parish:

Tarrant County

* State:

TX: Texas

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

76102-6312

e. Organizational Unit:

Department Name:

Code Compliance

Division Name:

Environmental Management

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Sarah

Middle Name:

* Last Name:

Wallace

Suffix:

Title: Environmental Specialist

Organizational Affiliation:

* Telephone Number:

817-392-6301

Fax Number:

817-392-6359

* Email:

sarah.wallace@fortworthtexas.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Fort Worth FY 2017 Brownfields Community-Wide Assessment Grant Proposal

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant TX 12

* b. Program/Project TX 12

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 06/01/2017

* b. End Date: 05/31/2020

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Sarah

Middle Name:

* Last Name: Wallace

Suffix:

* Title: Environmental Specialist

* Telephone Number: 817-392-6301 Fax Number:

* Email: sarah.wallace@fortworthtexas.gov

* Signature of Authorized Representative: Sarah J Wallace * Date Signed: 12/21/2016